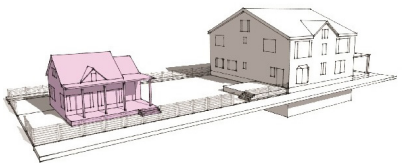
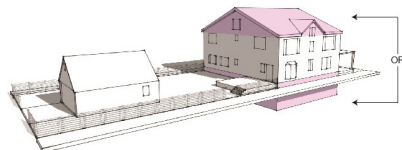
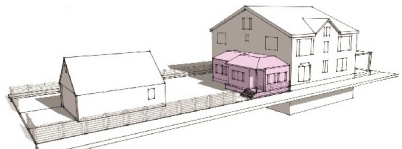


Accessory Dwelling Unit Guide

Accessory Dwelling Unit Basics

An accessory dwelling unit, commonly referred to as an ADU, is a separate living space within a house. A detached accessory dwelling unit, detached ADU, is a separate living space on the same property as an existing house. This includes mother-in-law apartments and carriage homes. ADUs are not legal unless they have been permitted, and the property owner must live in the house or the ADU. Please see Lynnwood Municipal Code 21.42.110 for more information.



Attached Accessory Dwelling Unit

- Permitted on properties zoned RS-7 or RS-8.
- May be added to or within the principal residence within these zoning districts

Detached Accessory Dwelling Unit

- Permitted on properties zoned RS-8 and are required to meet all development standards
- Must be located in the rear yard.

One additional parking space is required for an ADU. This space cannot be located in the front yard setback (see table for setbacks)

Accessory Dwelling Unit Setbacks

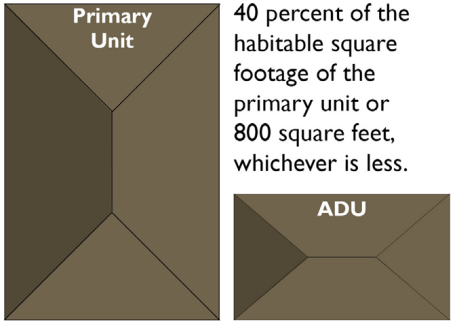
In addition to size and design requirements, ADUs must meet all the development standards for the applicable zone.

STANDARD	RS-7	RS-8
Minimum Lot Area:	8,400 sf	7,200 sf
Minimum Lot Width:	70 ft	60 ft
Minimum Street Frontage:	30 ft	
Minimum Front Yard Setback:		
For Interior Lot	25 ft	20 ft
For Corner Lot	25 ft	20 ft
Abutting a Principal Arterial Street	25 ft	
Abutting a Private Street	15 ft	
Minimum Side Yard Setback:		
For Interior Lot		
One Side	5 ft	
Combined	15 ft	10 ft
For Corner Lot		
Street Side	15 ft	
Interior Side	5 ft	
Combined	20 ft	
Abutting a Principal Arterial Street	25 ft	
Minimum Rear Setback:	25 ft	
Minimum Lot Coverage:	35%	
Maximum Building Height:	35 ft	

Accessory Dwelling Unit Size

The maximum floor area shall be 800 sf or 40% of the habitable square footage of the primary unit, whichever is less. When calculating the square footage of the unit, covered exterior elements such as decks and porches will not be included.

A maximum of one bedroom is required for units less than 600 sf; a maximum of two bedrooms if the unit is more than 600 sf. The total size of all covered exterior elements shall not exceed 200 sf.



Accessory Dwelling Unit Design

The ADU shall be designed to match appearance of the single-family residence. The plans for the unit shall conform to the following guidelines: the ADU shall match the exterior materials, design, and pitch of the roof of the principal residence.